025.0	0005	0017.A	1 of 1	Commercial		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,225,800 /	1,225,800
					USE VALUE:	1,225,800 /	1,225,800
					ASSESSED:	1,225,800 /	1,225,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
135	-137	MASS AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GALVIN SEAN D TRUSTEE
Owner 2:	1020-1024 BEACON ST RLTY TRUST
Owner 3:	
Street 1:	630 HIGH STREET
Street 2:	
Twn/City:	MEDFORD
St/Prov:	MA Cntry: Own Occ: N
Postal:	02155 Type:

PREVIOUS OWNER

Owner 1:	ONE THIRTY FIVE LLC -
Owner 2:	-
Street 1:	180 MASS AVE 2ND FL
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 3,295 Sq. Ft. of land mainly classified as Comm. / Res. with a Store Building built about 1920, having primarily Brick Exterior and 5248 Square Feet, with 6 Units, 4 Baths, 0 3/4 Bath, 3 HalfBaths, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B2	NEIGH BUS	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
325	1713.400	296,420		345,748	642,168
104	1581.600	264,480		319,152	583,632
Total Card	0.076	560,900		664,900	1,225,800
Total Parcel	0.076	560,900		664,900	1,225,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 233.57 | /Parcel: 233.5

Legal Description

User Acct

16869

GIS Ref

GIS Ref

Insp Date

01/24/00

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 025.0-0005-0017.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	031	FV	560,700	0	3,295.	653,400	1,214,100	1,214,100	Year End Roll	12/18/2019
2019	031	FV	535,700	0	3,295.	615,000	1,150,700	1,150,700	Year End Roll	1/3/2019
2018	031	FV	535,700	0	3,295.	538,100	1,073,800	1,073,800	Year End Roll	12/20/2017
2017	031	FV	535,700	0	3,295.	422,800	958,500	958,500	Year End Roll	1/3/2017
2016	031	FV	535,700	0	3,295.	422,800	958,500	958,500	Year End	1/4/2016
2015	031	FV	485,200	0	3,295.	247,100	732,300	732,300	Year End Roll	12/11/2014
2014	031	FV	485,200	0	3,295.	247,100	732,300	732,300	Year End Roll	12/16/2013
2013	031	FV	485,200	0	3,295.	247,100	732,300	732,300		12/13/2012

!2071!

PRINT

Date	Time
12/10/20	17:34:32

LAST REV

Date	Time
02/25/20	08:35:35

danam

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2071

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ONE THIRTY FIVE	49049-37		2/28/2007	Mult Lots	1,910,000	No	No		
DEGIACOMO JAMES	48526-335		11/20/2006		770,500	No	No		
DE LORENZO FELI	48014-39		8/18/2006	Family	1	No	No		
DE LORENZO FELI	33257-53		7/16/2001	Convenience	1	No	No		
DE LORENZO FELI	24870-17		9/22/1994		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/10/2019	1044	Heat App	12,000	C				
5/4/2012	620	Sign	3,000					
7/6/2011	667	Sign	1,500					
3/11/2011	149	Inter Fi	3,200					
2/4/2011	66	Alterati	30,000					REMOVE DROP CEILG/
12/16/2010	2414	Inter-De	3,000					
5/23/2007	374	Renovate	43,000			G9	GR FY09	renovate store
1/24/2002	339	Sign	2,000	C				
9/4/2001	653	Alterati	7,600	C				ADD 3 OFFICES-ENLA

ACTIVITY INFORMATION

Date	Result	By	Name
1/24/2000	Meas/Inspect	197	PATRIOT
1/1/1919			

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	16869
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
325	Store		3295		Sq. Ft.	Site		0	43.25	4.67	CG									664,947	104	48				664,900	

Total AC/HA:	0.07564	Total SF/SM:	3295	Parcel LUC:	031	Comm. / Res.	Prime NB Desc:	COMM GD	Total:	664,947	Spl Credit		Total:	664,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	78 - Store		
Sty Ht:	2 - 2 Story		
(Liv) Units:	6	Total:	6
Foundation:	3 - BrickorStone		
Frame:	2 - Steel		
Prime Wall:	7 - Brick		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:	104	Alt %:	48
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	5 - Lino/Vinyl	10	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	5		
% Heated:	100	% AC:	50
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	0

BATH FEATURES

Full Bath	4	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	3	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	4	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	28.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	28	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	0.99054879
Const Adj.:	1.05816936
Adj $ / SQ:	104.817
Other Features:	50587
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	765236
Depreciation:	214266
Depreciated Total:	550970

COMMENTS

GILES FINE WINE, HEAR USA. 4 APTS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	4

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	4	Baths:	4	HB	3

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
4	3	1	2
Totals			
4	12	4	

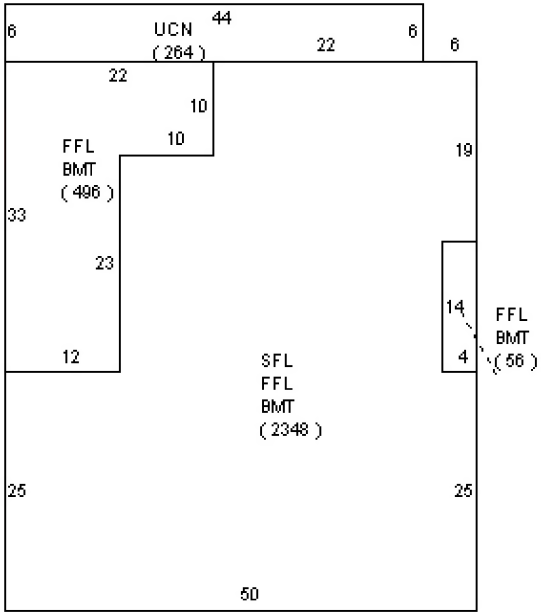
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	115.30
Special Features:	9900	Val/Su Net:	66.68
Final Total:	560900	Val/Su SzAd	106.88

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	2,900	31.450	91,191
FFL	First Floor	2,900	104.820	303,969
SFL	Second Floor	2,348	104.820	246,110
UCN	Canopy	264	14.440	3,813

Net Sketched Area:	8,412	Total:	645,083

Size Ad	5248	Gross Are	8412	FinArea	5248

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	100	APT	100		4

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 025.0-0005-0017.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
81	Cooler	D	S	1	200	A	AV	2007	55.00	T	9.6	325			9,900			9,900

More:	N	Total Yard Items:		Total Special Featues:	9,900	Total:	9,900